

West Berkshire Council.
Development and Regulation.
Council Office
Market Street
Newbury RG14 5LJ.



3rd March 2023

LOCAL PLAN REVIEW 2022-2039 PROPOSAL SUBMISSION

Dear Sirs,

Policy SP13 - Sites allocated for residential and mixed-use development.

Policy SP16 - Sandeford Strategic Site Allocation.

Opposition to the development of the Sandeford Park site has been ongoing for more than a decade. The various planning applications submitted by Bloor Homes for Sandeford Park East and Jennington New Homes for Sandeford Park West were rejected by West Berkshire Council in October 2020 only to be overturned by the Planning Inspectorate/Government in May 2021, approval being subject to 58 conditions. This approval only appears to apply to the 1000 home development for Sandeford Park East submitted by Bloor Homes. As SP16 refers to 1500 homes presumably the additional 500 homes refers to the Sandeford Park West development proposed by Jennington New Homes, which was previously rejected by West Berkshire Council.

The Strategic Development Plan for Sandeford Park calls for a single planning application to achieve a comprehensive development for the whole of the Sandeford Park site. The Sandeford Park East development on its own does not achieve this objective.

The Planning Inspectorate/Government approval is subject to 58 conditions. Given the extreme pressure that will be placed on local services, transport, roads and utilities there is a need to ensure all conditions placed on the approval are fully met. A planning requirement should be that the newly constructed Highfield Copse road linking to the A339 is extended from the outset of the development to form a spine road through the site to relieve the pressure of construction traffic using the two Marks Lane accesses and Women Road.

(cont.→)

Policy EP3 Small and Medium Sites

RSA1 / HSA1 Land North of Newbury College - Marks Lane

This development by Feltham Properties of 15 houses adjacent to Sandleford Park will place even more pressure on local services and infrastructure, particularly the Newbury College - Marks Lane road junction. What mitigation measures is the developer required to implement.

Land East of Newbury College adjacent to the A339

No mention is made in the Local Plan Review of the Development proposed by Aldi and Feltham Properties for a Superstore, housing and a residential home on the Land East of Newbury College in close proximity to Sandleford Park. In addition to the RSA/HSA1 development noted above this would create unacceptable pressure on the local infrastructure and the Marks Lane - A339 junction. Is this being considered within the Local Plan Review?

I trust that these comments will be of some assistance to you.

Yours Faithfully



D. KIFF

